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BK 7074 PG 122

WARRANTY DEED

030979

**NO TRANSFER
TAX PAID**

KNOW ALL MEN BY THESE PRESENTS, that **James E. Sirois**, of Waterville, County of Kennebec and State of Maine in consideration of one dollar and other valuable consideration paid by **James E. Sirois, Bernadine M. Sirois and Theresa M. Sirois**, all of Waterville, County of Kennebec and State of Maine, as joint tenants and not as tenants in common, the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain sell and convey unto the said James E. Sirois, Bernadine M. Sirois and Theresa M. Sirois, their heirs and assigns forever, a certain lot or parcel of land located in the City of Waterville, County of Kennebec and State of Maine bounded and described as follows:

Commencing at a stone monument set in the northwesterly right of way line of Water Street; thence S 72° 34' W to an iron pipe set at the intersection of the northwesterly right of way line of Water Street and the northeasterly right of way line of a certain passway; thence N 47° 2' E along the southeasterly line of premises now or formerly of one Ralph W. Smith a distance of one hundred seven and three tenths feet (107.3) to a stone monument found; thence N 47° 54' E along the southeasterly boundary line of premises now or formerly of one Carlton H. Cote a distance of fifty and three tenths feet (50.3') to a stone monument set; thence S 22° 4' E a distance of two hundred forty-five and two tenths feet (245.2') to the stone monument set at the point of beginning.

Meaning and intending to convey three certain lots as delineated on a plan entitled "Property of William Rancourt et al, surveyed by Rowe and Ellis, June 1982". The said William Rancourt acquired the within described property by virtue of three deeds respectively recorded in the following books and pages in the Kennebec County Registry of Deeds: (1) the more northeasterly lot Book 1143, at Page 397; (2) the middle lot Book 583, at Page 127; (3) the more westerly lot Book 610, at Page 331.

MEANING AND INTENDING to convey the same premises as conveyed to James E. Sirois by Quitclaim Deed Without Covenant from James E. Sirois and Bernadine M. Sirois dated April 24, 2002 and recorded in the Kennebec County Registry of Deeds in Book 6890, Page 32.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all privileges and appurtenances thereof, to the said James E. Sirois, Bernadine M. Sirois and Theresa M. Sirois, their heirs and assigns, to them and their use and behoof forever.

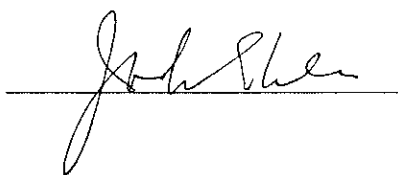
AND I do covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee of the premises; that they are free of all encumbrances; that I have good right to sell and convey to the said Grantees to hold as aforesaid; and that I and my heirs, shall and will warrant and defend the same to the said James E. Sirois, Bernadine M. Sirois and Theresa M. Sirois, their heirs and assigns forever, against the lawful claims and demands of all persons.

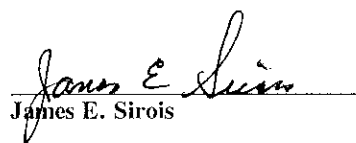
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IN WITNESS WHEREOF, I, the said **James E. Sirois** have hereunto set my hand and seal this 24th day of September, 2002.

Signed, Sealed and Delivered
in presence of



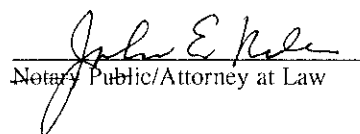

James E. Sirois

STATE OF MAINE
Kennebec, ss.

September 24, 2002

Personally appeared the above named **James E. Sirois** and acknowledged the foregoing instrument to be his free act and deed.

Before me,


Notary Public/Attorney at Law

John E. Sirois
Printed Name

RECEIVED KENNEBEC SS.
2002 SEP 26 AM 9:00

ATTEST: 
REGISTER OF DEEDS